

13 Marina Road

BOGHALL, BATHGATE, WEST LOTHIAN, EH48 1SU



*Spacious four-bed family home with
a driveway and versatile living*



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McEwan Fraser Legal is delighted to present Marina Road to the market, a spacious and well-presented family home set within the popular Boghall area of Bathgate. This is a property that immediately feels comfortable and welcoming, offering generous accommodation across multiple levels, modern finishes throughout, and excellent flexibility for growing families or those working from home.

THE LIVING ROOM



You are welcomed into the home through a bright entrance hallway that sets the tone for the rest of the property. The décor is neutral and contemporary, creating a calm backdrop that flows effortlessly from room to room. From here, the main living room opens up into a generous and inviting space, filled with natural light from the front-facing window. This is a room designed for everyday family life, with plenty of space for relaxing, entertaining and unwinding at the end of the day. The modern flooring and soft colour palette add to the sense of warmth and ease.

THE KITCHEN

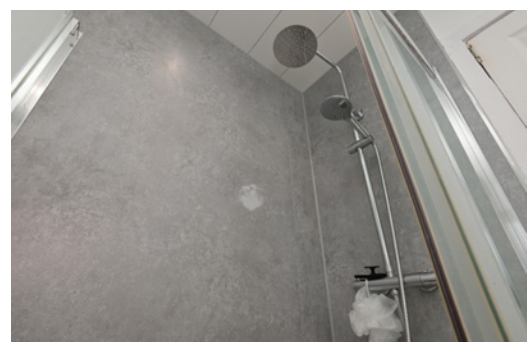
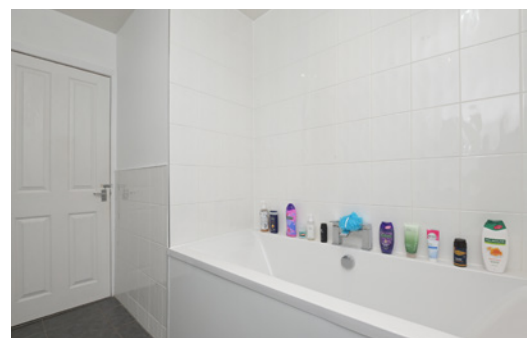


To the rear of the home, the kitchen and dining area form the heart of the property. The kitchen is finished with sleek, modern cabinetry, contrasting worktops and integrated appliances, providing a practical yet stylish space for cooking. There is ample room for a dining table, making this a natural gathering point for family meals and social occasions.



The ground floor accommodation is completed by a modern family bathroom, fitted with a contemporary suite and clean, neutral tiling, offering both practicality and comfort.

THE BATHROOM





Upstairs, the first floor hosts several well-proportioned bedrooms, each finished in fresh, neutral décor and offering flexibility for family use, guests, or home working. The main bedrooms provide generous space for freestanding furniture, while the additional rooms are ideal as children's bedrooms, offices or dressing rooms.

BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE ATTIC



One of the standout features of this property is the impressive attic room, offering useful additional storage. The area is well-lit via roof windows and provides a practical solution for those requiring extra space.



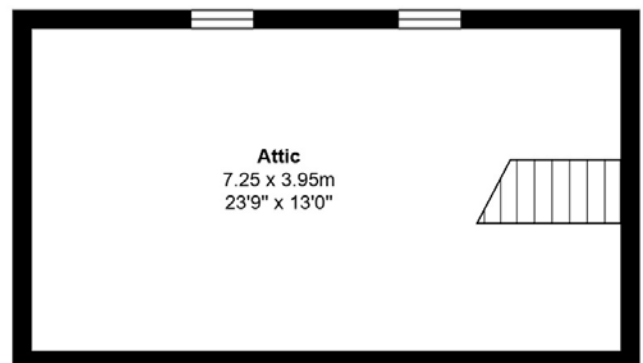
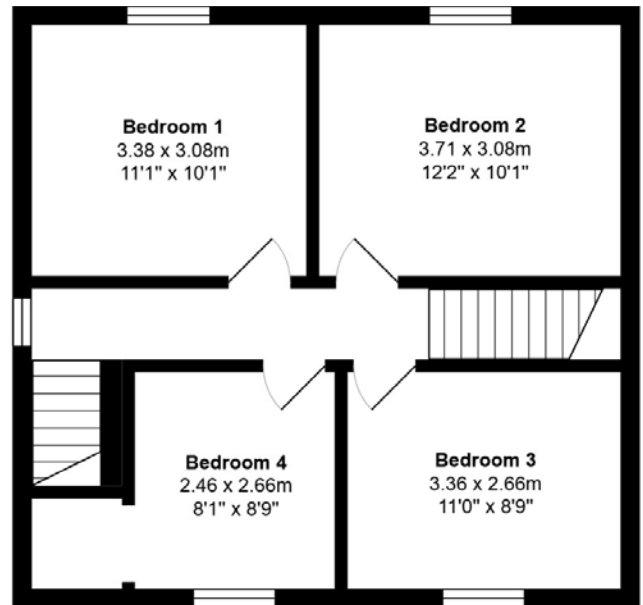
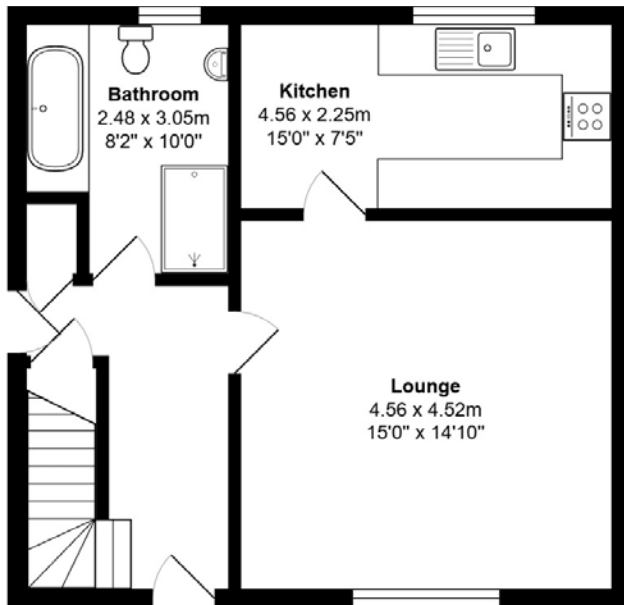
Externally, the property continues to impress. To the front, there is a driveway providing off-street parking along with a neat garden area. To the rear, the fully enclosed garden offers a great balance of lawn and patio space, perfect for outdoor dining, children's play or relaxing in the warmer months. The garden shed is powered, and there is also an outside tap installed.

This is a fantastic opportunity to secure a spacious and versatile family home in a popular and well-connected location. Early viewing is highly recommended to fully appreciate the space, layout and lifestyle on offer.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 101m² | EPC Rating: C



THE LOCATION

Boghall is a well-established residential area on the eastern side of Bathgate, popular with families and commuters alike thanks to its settled feel and excellent everyday convenience. The area benefits from a strong sense of community while remaining close to the town centre, making it a practical and well-connected place to live.

Bathgate town centre is just a short distance away and offers a wide range of amenities, including supermarkets, independent shops, cafés, bars and restaurants, along with leisure facilities, healthcare services and sports centres. Schooling is well catered for, with reputable primary and secondary schools nearby, as well as nurseries and childcare options within easy reach.

For commuters, Boghall is particularly well-positioned. Bathgate train station provides regular direct services to Edinburgh and Glasgow, while the M8 motorway is easily accessible, allowing straightforward travel across the Central Belt. Local bus services also operate throughout the area, connecting Boghall with surrounding towns and key destinations.

Outdoor space is another strong draw, with parks, walking routes and green spaces close by, ideal for dog walking, exercise and family time. Altogether, Boghall offers a balanced lifestyle combining convenience, connectivity and a comfortable residential setting.



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